

MINUTES OF THE
MARICOPA ASSOCIATION OF GOVERNMENTS
BUILDING CODES COMMITTEE

December 16, 2002
Maricopa Association of Governments Office
Cholla Room
Phoenix, Arizona

COMMITTEE MEMBERS

*Unappointed, El Mirage
Ken Sowers, Avondale
Mike Tibbett, Carefree
Bob Lee, Cave Creek
Alex Banachowski, Chandler
Pam Anderson, Fountain Hills
*Unappointed, Gila Bend
A JoRene Deveau, Gila River Indian
Community
A- Gregory Arrington, Gilbert
*Deborah Mazoyer, Glendale
Steve Burger, Goodyear
*Chuck Ransom, Litchfield Park

*Armando Rivas, Paradise Valley
Cheryl Levandowski for Dennis Marks,
Peoria
Joe McElvaney for Rick Doell, Phoenix
*Tim Wegner, Queen Creek
Dave Potter, Scottsdale
Forrest Fielder, Surprise
Michael Williams, Tempe
Mario Rochin, Tolleson
*Skip Blunt, Wickenburg
Bob Cooperider, Youngtown
Tom Ewers, Maricopa County
Rus Brock, Home Builders Association
Brian Goble, Mesa

*Those members neither present nor represented by proxy.

A-Those members participating via audioconference

V-Those members participating via videoconference

OTHERS IN ATTENDANCE

Peter Johnson, Building Official, Town
of Fountain Hills
Jose Marcias, Maricopa County
Michelle Green, MAG

Constance Kish, MAG
Craig Chenery, MAG

1. Call to Order

The meeting was called to order at 2:05 p.m. by acting Chairperson Tom Ewers. Mr. Ewers introduced audioconferencing participants Gregory Arrington, representing Gilbert, and, Jo Rene Deveau representing Gila River Indian Community.

2. Approval of November 20, 2002 Meeting Minutes

Bob Lee moved to accept the minutes as written. The motion was seconded by Mario Rochin. The chair asked for comment and then requested a vote to accept the minutes. The vote passed unanimously.

3. Call to the Public

Mr. Tom Ewers asked if anyone from the public or the committee would like to comment. Hearing none the chair moved on to the next item on the agenda.

4. Ventless Attics

Bob Lee asked if the matter could be discussed given the fact that the agenda stated that the item would be deferred to the January meeting. Bob stated that he would like to have an opportunity to clarify his intent. He is asking that the MAG Building Codes Committee to allow ventless attics. Mr. Lee also clarified the fact that the energy savings amounts mentioned at last months meeting were a result of a combination of efforts not just building with a ventless attic.

Tom indicated that if Bob made a motion the item could be discussed. Bob then made a motion to add an exception to 806.1 Steve Burger seconded the motion. The chair then opened the item up for discussion.

Armando suggested that ventless attics are allowed under the current system.

Bob referred to the survey he conducted which indicated that some jurisdictions do allow them and some do not.

Forrest Fielder asked if the savings generated by using this approach are dependent on an air barrier being present. He asked if supporting ventless attics is in a sense putting the cart before the horse. Should we first do something that would require an air barrier?

Bob responded by saying that the air barrier would be one of the requirements if you wanted to maximize savings then you would do that. Yes it would be better.

Forrest indicated that he does not have a problem with this but this issue seems to be under review at the national level.

Bob stated that the appropriateness of ventilation is dependent on what climatic zone you are in. In this climate, if you ventilate and you do it well it works, if you do not ventilate and you do it well then it will work. Florida for example would be a

different story. Rather than addressing the whole issue, Mr. Lee thought it might be useful to address it in the way he proposed.

Cheryl Levandowski asked if this is currently at the discretion of the Building Official?

Bob Lee responded by saying that the International Building Code does not provide the ability to do that.

Cheryl then asked if this group requires it.

Bob said no.

Joe McElvaney said that maybe if it was more general and say that you can look at other options submitted by design professionals.

Bob replied by stating that it is what we have now. The original intent was to avoid a code change but we are looking for consistency among jurisdictions.

Steve Burger then asked if this is something that AZBO will work on and come back to MAG with.

Bob indicated that this had not been addressed at that level and reiterated that he is looking for a policy direction rather than a code change.

Steve Burger stated that if it was done as an amendment referring to climatic circumstances that it might be ok.

Tom asked if anyone is violently opposed to this. Nobody indicated their opposition so Tom asked Bob if he would temporarily withdraw the motion and come back with a written proposal. Bob said that he would do that.

Brian Goble asked about the impact on the thermal barrier and insulation. He asked if a proposal like this require those to be moved up.

Bob answered by saying yes provided the insulation is installed on the roof sheathing and a vapor retarder is removed.

Brian then asked if this would have any impact on the sheetrock..

Bob replied by explaining that part of the problem is that when you trap moisture in any place there could be a problem. In the north or northeast you want to prevent the moisture from the habitable space from getting into a closed space. In our climate on place that moisture can go is in the habitable space.

Brian responded by saying that if the uniform building code is based on the northwest maybe we need to consider this option.

Forrest Fielder asked Mr. Lee if he knew why in the IRC the building official discretion was removed. If it was a climate issue why would that not have been left in?

Bob responded by saying I wish it was.

Mr. Ewers stated that the committee would perhaps be better prepared to take action on this item at their next meeting.

Mr. Ewers then introduced the sixth item on the agenda to allow Mr. Chasey to present early.

6. Presentation on the Potential Impact of the Biotech Industry on Building Codes and Ordinances.

Allan D. Chasey, Associate Professor, Del E. Webb School of Construction, ASU will speak on the topic of the Biotech industry and how it may impact building codes and zoning ordinances. A copy of this presentation is available upon request. Please contact Michelle Green @ 602-524-6300.

Mr. Chasey began his presentation by explaining that most people are aware that Bioscience is a key target economic development area for Arizona. He indicated that government entities are beginning to work towards ways of supporting this industry in Arizona. Mr. Chasey indicated that they are looking for ways to support this industry through the building codes. He explained that they are determining what the needs of these types of facilities are is the first step to determining if Arizona is prepared from a planning and zoning and building codes perspective.

Mr. Chasey explained that they are asking questions such as, is there is a model for this yet and if not how about developing a task force to work on one? Where do we want these kinds of facilities to locate? Do we adequately understand all of the permitting and code requirements? Are codes up-to-date enough to deal with some of the new issues these facilities will undoubtedly bring?

Tom asked if Mr. Chasey has taken a look at the national picture to see if any cities are ahead of the game on this issue.

Mr. Chasey indicated that they had not done that in depth research at this point.

Tom then asked if there are some building codes that are better suited to this kind of development.

Mr. Chasey responded by saying that they have found the UBC to be most useful, although the International Building Code is becoming more solid. He stated that he realized that this is a sensitive issue but the IBC does provide a good basis.

Dave Potter indicated that he felt that Mr. Chasey is talking about Research and Development at this point. There would be a wide range in the kinds of hazards a community may have to deal with. It would be good for this committee to do something with the help of experienced professionals who would know more about these issues than the members of this committee might know. There should be a process for bringing these professionals in.

Forrest asked Mr. Chasey if he could provide some specific examples of how the codes have been problematic.

Mr. Chasey stated that he could do that but would prefer to do that in a different venue because of the sensitivity of the issue. He indicated that the concept is not to change the intent of the code, and that he would prefer to come back with details.

Joe McElvaney asked if this is a ramp up from the chip industry. Many communities went through growing pains with that process, he asked if there is something that can be learned from that process.

Mr. Chasey responded by saying that there could be models used but also indicated that needs are sometimes difficult to anticipate because sometimes the industry itself does not always know what they will need in a timely fashion.

Mike then thanked Dr. Chasey for his presentation and stated that he felt that this was a golden opportunity to be ahead of where we were with the microchip industry. Especially because this is being driven by Economic Development people and our Governor Elect.

5. Maricopa County Presentation of GIS System and Other Databases Accessible to the Public.

Jose Macias a GIS programming analyst was introduced to present Maricopa County's interactive mapping that is available online through the Maricopa County website. Mr. Macias gave a brief introduction to the website using a PowerPoint presentation which is available upon request. He then went directly online to the Maricopa County website at www.maricopa.gov/planning then access the PlanNet link that you find on that page.

In his presentation Jose described the many kinds of data that are available through the website. For example, he explained that the assessors' files are available, annexation records as well as zoning information and the like. Using this interactive

mapping system you can use the data to create your own maps. He also indicated that they try to keep the information as up-to-date as possible, at least every two weeks.

Tom thanked Jose for his very informative presentation and moved on to the next item on the agenda.

7. Legislative Issues

There were no legislative issues to discuss.

8. Updated MAG Building Codes Committee Membership

The membership list is e-mailed every month. Pam Anderson was introduced as the new representative for the Town of Fountain Hills. Cheryl Levandowski announced that Peoria will have a new building official on January 13.

9. Topics for Future Agendas

People were quiet regarding topics for future agendas.

10. Adjournment

The next meeting will be January 15, 2003 in the Cholla Room. Mario Rochin made the motion to adjourn, Armando Riveras seconded the motion, and the meeting was adjourned at 3:37 pm.